

CALENDAR ITEM

C39

A 72

02/07/17

PRC 5244.1

S 34

S. Avila

REVISION OF RENT

LESSEE:

Betty Yuen Cheng Liang, as Trustee for The Betty Yuen Cheng Liang 2010 Trust, under instrument dated September 9, 2010

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Huntington Harbour, adjacent to 3532 Venture Drive, Huntington Beach, Orange County.

AUTHORIZED USE:

Use and maintenance of an existing boat dock, access ramp, and cantilevered deck.

LEASE TERM:

10 years, beginning January 26, 2012.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease and recommends that rent be revised from \$2,357 per year to \$3,072 per year, effective January 26, 2017.

OTHER PERTINENT INFORMATION:

1. On March 29, 2012, the Commission authorized a 10-year General Lease – Recreational Use to Betty Yuen Cheng Liang, as Trustee for The Betty Yuen Cheng Liang 2010 Trust, under instrument dated September 9, 2010, for an existing boat dock, access ramp, and cantilevered deck ([Calendar Item C89, March 29, 2012](#)). That lease will expire on January 25, 2022.
2. This action is consistent with Strategy 2.2 of the Commission's Strategic Plan to ensure timely receipt of revenues and royalties from the use and development of State lands and minerals.

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3. Approving the revision of rent is not a project as defined by the California Environmental Quality Act because it is an administrative action that will not result in direct or indirect physical changes in the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, title 14, section 15378, subdivision (b)(5).

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 5244.1 from \$2,357 per year to \$3,072 per year, effective January 26, 2017.

SITE

APN 178-713-03

EXISTING CANTILEVERED
DECK 230 SQ. FT.

LEASE AREA:

BULKHEAD LINE

State of California Channel

PIERHEAD LINE

3532 VENTURE DRIVE, HUNTINGTON BEACH

LOCATION

Exhibit A

PRC 5244.1
LIANG TRUST
APN 178-713-03
GENERAL LEASE -
RECREATIONAL USE
ORANGE COUNTY



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

MJJ 02/10/2016